



ACME TOWNSHIP PLANNING COMMISSION MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Monday, December 16, 2013, 7:00 p.m.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: All present, Timmins tardy

STAFF: John Iacoangeli, Jeff Jocks

RECORDING SECRETARY: Karly Wentzloff, Marcie Timmins

- A. LIMITED PUBLIC COMMENT:** 7:02 opened, closed at 7:10 p.m.
Charlene Abernathy: Thank you to Marcie Timmins and Steve Feringa for all their hard work on the parks. CCAT is presenting Acme Township with a check for \$5,000 to GTRLC.
Brian Harcie: TCBAAs Thank you for working together.
Mike Ferraro: Ferraro Builders on behalf of clients regarding accessory building height. He would like to encourage PC to amend height of accessory buildings to 35 feet, same as residential homes. Many want to build guest houses.
Mark Poniatoski 5296 Lautner states he needs the accessory building ordinance to be changed to 35 feet. He wants a workshop and boat storage in a building and has a large old barn presently that he would like to replace.
- B. APPROVAL OF AGENDA: Motion by: Feringa with addition of correspondence. 2nd:White
Vote: all yes**
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** None noted
- D. CONSENT CALENDAR:**
RECEIVE AND FILE:
- 1. Draft Unapproved Minutes of:**
 - a. Township Board Minutes: 11/12/13
 - b. ZBA Minutes 11/21/13
 - c. Planning, Zoning & Administrative Activity Report
 - 2. ACTION – Consider approval:**
 - a. Planning Commission Minutes of 11/18/13
**Motion by: Feringa 2nd: White with removal of PC minutes
Vote: all yes**
- E. ITEMS REMOVED FROM THE CONSENT CALENDAR:1. PC Minutes of 11/18/2013, PC calendar correction for 2014 , meeting to be the 2nd Monday of the month not the 4th.
Motion by: Feringa 2nd: Finch Vote: all yes**
- F. Correspondence:** Abernathy letter, Bonnaccini letter, Ferraro Builders letter
- G. Public Hearing:** Special Use Permit for TCBAAs for Institutional Use in the A-1 Ag. District
Open Hearing: 7:20 p.m. Presentation by TCBAAs, they have been granted soil erosion permit. Phase 1 will be soccer fields, as more funds come, this will lead to more amenities. The main concentration is the 2 soccer fields, they are dependent on fund raising. John Iacoangeli states that the photometric plan is not acceptable, the lighting is too intense. It can be a condition that needs to be approved by the zoning administrator at a later date. He also states that parking is a concern. There is not enough parking. PC discussion regarding when to build parking lots. Feringa asks how much grading and infrastructure would be in Phase 1? Bill Crain states that Phase 1 will include clearing of trees and grading a soccer field. Water retention area will also be a part of Phase 1. John Iacoangeli asks for Phase 1 to be clarified. Bill Crain states that tree clearing, mass grading of entire site, installation of 1 soccer field, and installation of retention ponds. Feringa asks” Is there lighting in this phase?” Crain states it will be at a later date. Iacoangeli asks where people will park for the first soccer field. Crain states he will need 40 spaces. They currently have 34. They will need to add a few additional spaces. Wentzloff asks how we review lighting. Iacoangeli asks how long is

a game? Crain states they start at 5:00 and will be done by 7:00. Lighting discussion continues. Iacoangeli suggests that the photometric and lighting should be pulled for later date approval.

Public comment on hearing open at 7:37 p.m.

Rachelle Babcock of 4261 Bartlett Rd comments about 40 cars pulling in and out. How many lanes of traffic, what are the safety aspects?

Public comment closed at 7:39 p.m. **Motion by White, 2nd by Timmins to recommend to the board to approve Phase 1, tree clearing, mass grading of entire site, installation of 1 soccer field and installation of retention ponds, addition of parking spaces to bring up to 40 spaces with the removal of the lighting on the athletic fields. Vote: all yes. Motion carries.**

H. NEW BUSINESS

1. Special use Permit for TCBA for Institutional use in A-1 Ag. District

Motion by White, 2nd by Timmins to recommend to the board to approve Phase 1, tree clearing, mass grading of entire site, installation of 1 soccer field and installation of retention ponds, addition of parking spaces to bring up to 40 spaces with the removal of the lighting on the athletic fields. Vote: all yes. Motion carries.

2. Planning Commissioners Educational Schedule- Planners Moments educational series will begin monthly at the January meeting at 6:30 p.m., bring your dinner, open to the public.

I. OLD BUSINESS

Wentzloff would like to move #3, Accessory Buildings up to #1.

1. Accessory Building Ordinance

Iacoangeli discussed how other municipalities manage accessory buildings, looking at increasing heights to use the top as storage, not for creating a second floor for accessory dwelling units. That would be a different ordinance. Discussion of height allowed as opposed to size of boat, RV etc., and how 25 feet was discussed last PC meeting, and corn of having a ranch house with a 25' accessory building behind it. Iacoangeli and Lennox like a "sliding scale" for size. Height seems to be the bigger concern from the planning commission members.

Public comment from Mark Poniatoski of 5296 Lautner Rd. who states he needs the taller building for a boat, but needs a building smaller than his barn. He wants a smaller footprint. It is cheaper to build up than out. Iacoangeli clarified the different zoning districts and how they would affect the square footage of the accessory building.

Comment from Paul Tyier of Williamsburg, he is here on behalf of a family that turned in an application for land use permit already and are waiting to find out if he can move forward. Wants higher pitch of roof is because of snow.

Discussion on foot print of accessory buildings, dependant on which zoning district property is in. Iacoangeli clarified, that we can't craft an ordinance only looking at the projects in front of us. Do we wait to address just the height or both size & height? White, Timmins, Feringa, Forgette, Rosa want to look at both size and height. Finch and DeMarsh just height. Wentzloff would like to send it back to Iacoangeli for more research, and then bring it back to us.

2. Master Plan

Discussion on recommending distribution of the Master Plan tonight. White has nothing else to say at this time, Timmins has nothing to change. Would like to get it out for 63 day review period, then it will come back to PC for review. Finch, Feringa, DeMarsh, Rosa have nothing else to add. Forgette states there is an inconsistent use of acronyms in the plans figure and tables.

Motion by Timmins, 2nd by DeMarsh to recommend to the Board that they accept the 5yr. Master Plan for distribution of the 63 day governmental review period. Vote: All Yes. Motion carries.

3. Form Based Code

Wentzloff goes over Open House held last week, 12 members of the community were present. They talked about the "up north" feel. Business community didn't want anyone picking their architecture, but they like Form Based Code. It was well received.

Council would like to review before goes to the board, on the agenda for the January meeting. Public can find it on the calendar attached to the PC packet, and also on Acme Future.com. Discuss by members, Forgette states links should also be sent out with the form based code on the website so people can better understand. DeMarsh states that page 72 of the Master Plan really sets the stage for form based code like the language & thinks it should be included in form based

code. Discussion of SUP v.s. Permitted by right within Form Based Code.

PUBLIC COMMENT: 8:54 pm

Finch states that she and Rosa went to an informative seminar in Bear Lake.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

ADJOURN: Motion by Timmins, 2nd by Finch 8:56 pm



December 16, 2013

Dear Acme Township Planning Commission,

We are a local architectural design and building company that specializes in custom and luxury homes, especially on the waterfront. We have been in business for over 12 years and have built a number of homes in Acme Township. Ferraro Builders has an exceptional reputation within our community and has always maintained a very professional and cordial relationship with the various townships, including Acme.

We come before you tonight, on behalf of our current clients and our building company, to convey interest in the Accessory Building Ordinance Amendment. Presently, we have three owners that we will be building residences, guest houses, and/or accessory buildings in 2014 in Acme Township. We also have one home presently under construction in Acme Township.

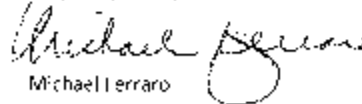
We encourage the Planning Commission to amend the ordinance to allow the height restriction to be the same as the single-family dwelling, which is 25 feet. We and our property owners believe it is important to maintain architectural integrity and consistency in the design of homes and accessory buildings. Being restricted by some arbitrary height restriction limits the enjoyment of architecture by property owners. It does not allow for full use of the property and limits the tasteful creativity of architecture.

Moreover, Grand Traverse County is a "destination location" wherein owners purchase property to enjoy both the land and water and all the associated activities. And Acme Township has many, many miles of waterfront properties. This implies that they may own watercraft and other items of many sizes. Here again, the current height restriction does not allow for property owner discretion in both the size and manner of their recreational equipment and vehicles. It is truly unfair to limit their "toys" because of a building height restriction.

Lastly, because we do enjoy the benefits of tourism and are a destination location, many of Acme Township property owners are blessed to have family return to our area for visits. Many of our property owners have, or do want to build, guest houses. It is important that our Acme Township residents have the tasteful discretion to use their land in a manner to accommodate their personal and family needs, consistent with reasonable and fair ordinances.

Thank you for your consideration in supporting the height of accessory buildings to be in common with the single-family residence guidelines.

Very Truly Yours,



Michael Ferraro

President

1320 Lands Enc • Traverse City, Mi 19686
(231) 933-6089 • fax (231) 933-6081 • www.ferrarobuilders.com

If you are planning to attend and are physically challenged, requiring any special assistance, please notify Cathy Dye, Clerk, within 24 hours of the meeting at 938-1350.

Nikki Lennox

From: bonhoone@aol.com;
Sent: Thursday, December 12, 2013 8:18 PM
To: feringa7@charter.net; bothfinch50@yahoo.com; tree.forgette@gmail.com;
atpc7rosa@yahoo.com; etickshstonoz@gmail.com; Karly.wentzloff@gmail.com; dpwhite231@gmail.com; Nikki Lennox
Subject: Accessory Building Amendment

December 10, 2013

Acme Township Planning Commission
6042 Acme Road
Williamshurg, MI 49690

To the Members of the Planning Commission,

Although we will not be able to attend the Planning Meeting on the 16th, please be advised that we are *in favor* of unending and/or changing the height restrictions for Accessory Buildings as currently stated in Ordinance Amendment #2013-027, Sec 7.2 (Supplementary Use and Area Regulations 7.2.1 Accessory Buildings).

We would also encourage the Planning Commission to understand that due to the winter weather, insulation concerns and lot size restrictions, we would be *in favor* of all utilities being allowed in these Accessory Buildings.

Thank you in advance for your consideration.

Respectfully,

Deonccini Family
9345 Shaw Rd.
Williamshurg, MI 49690
(231) 645-6236

It has been several years since Acme Residents first visualized the possibility of creating an open unobstructed view along the 131 corridor here in Acme. Many years and another Township Board later Acme's Shoreline is now quite the view! CCAT has received so many positive comments from residents and tourists alike admiring the natural beauty.

What an achievement! The hard work of acquiring the property that gives us this view shed along the 131 corridor is mostly complete. The Parks and Rec plans for infrastructure has been put into motion. Reaching the next phase is critical. The hard work of raising enough money to continue this project toward its completion can not stop if we are to achieve the ultimate goal - A user friendly Shoreline Park, up and down the Acme shore, for swimmers, boaters, bikers, a children's play area, just to name a few of the activities the Parks and Recreation Committee have planned for.

CCAT would like to extend a Special Thank You to Marcie Timmins for the many extra hours she spent beyond her normal committee time. We'd also like to thank Steve Feringa representing the Grand Traverse Band of Ottawa & Chippewa Indian Tribe, for his willingness to help with the Acme Parks and Rec. Committee, along with all those who volunteered their spare time to work on the Shoreline Committee and the Parks and Recreation Committee. It was especially challenging this year because not only did the Parks and Rec. committee work on the park plan jointly with the Shoreline development committee, they also had to create the Five Year Master Plan for the Park system.

Having said all that, CCAT would like to present Acme Township with a check of \$5,000.00 made out to GTRLC, which coupled with the \$10,000.00 we have previously given brings our total donation to \$15,000.00 for this project.

Have a wonderful holiday,

CCAT
Concerned Citizens of Acme Township